



LIVERMORES
THE ESTATE AGENTS



OFFERS IN REGION OF £375,000 - It is easy to see the potential for this two bedroom property to be refurbished to create a superb family home in a prime location. It comprises entrance hall, two separate reception areas, kitchen area, downstairs cloakroom, sun room/utility area, two bedrooms and first-floor bathroom. Outside, the property benefits from off-street parking to the front, and a double garage to the rear. Further benefits include a nature friendly garden, with a variety of fruit trees, plants and a small allotment area. This property presents a fantastic opportunity, and we highly recommend an early viewing!

ENTRANCE HALL

RECEPTION ONE

2.92 x 2.77 (9'7" x 9'1")

Open plan to reception two.

RECEPTION TWO

5.41 x 2.95 (17'9" x 9'8")

KITCHEN

3.1 x 1.52 (10'2" x 5'0")

SUN ROOM/UTILITY AREA WITH DOWNSTAIRS CLOAKRO

LANDING

BEDROOM

3.71 x 2.79 (12'2" x 9'2")

BEDROOM

3.96 x 2.24 (13'0" x 7'4")

BATHROOM

REAR GARDEN

Approx. 70ft

DOUBLE GARAGE TO REAR

Please note that at present, access is only via the garden as the garage doors have been boarded up from the inside. Additionally, the garage is covered in overgrown shrubbery and is in need of some attention.

TENURE

We have been advised by the owner that the property is Freehold.

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 56 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.